



Hall County Regional Planning Commission

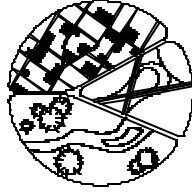
Wednesday, November 07, 2007
Regular Meeting

Item E1

Minutes - October 10, 2007 Meeting

Minutes for October 10, 2007 RPC Meeting.

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes
for
October 10, 2007

The meeting of the Regional Planning Commission was held Wednesday, July 11, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" June 30, 2007.

Present:	Pat O'Neill	Leslie Ruge
	Debra Reynolds	Mark Haskins
	Scott Eriksen	Karen Bredthauer
	John Amick	Dianne Miller
	Bill Hayes	Lisa Heineman

Absent: Don Snodgrass, Jaye Monter

Other: Steve Riehle, Joyce Haase

Staff: Chad Nabity, Barbara Quandt

Press: Grand Island Independent, Tracy Overstreet

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

2. Minutes of September 5, 2007 meeting.

A motion was made by Miller, and seconded by Hayes to approve the Minutes of the September 5, 2007 meeting as corrected.

The motion carried with 9 members present voting in favor (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer).

2a. Proclamation of October as Community Planning Month

Nabity reported that it has been proclaimed that October 2007 is recognized as Community Planning Month in the jurisdiction of the Hall County Regional Planning Commission in conjunction with the celebration of National Community Planning Month. Nabity read aloud the official Community Planning Month Proclamation, a copy of which is attached to this document.

2b. Recognition of the 40th Anniversary of the Hall County Regional Planning Commission

Nabity announced that October 2007 marks the 40th Anniversary of the Hall County Regional Planning Commission. There have been three Directors of the Commission, those being Nelson Helms, Dave Barber Chad Nabity.

Lisa Heineman joins the meeting.

3. Request time to speak.

Marlan Ferguson requested a time to speak concerning Agenda Item #4.

3a. Presentation of the 2007 Community Beautification Award.

Nabity thanked the community supporters for sponsoring this award. Those sponsors are Five Points Bank, Home Federal Bank, Pathway Bank, Bank of Doniphan and Heritage Bank. The contributions from these sponsors cover the cost of the plaque. The nominees were Tom Ziller Building, Sundance Feed and Seed (Diers location), Head Start Project (N. Piper St.), Olsson Associates, City Solid Waste Division Transfer Station, St. Francis Medical Center, Grand Island Family Church And Maudies Stained Glass. Nabity announced that St. Francis Medical Center is the 2007 award winner. Dan McElligott was present to accept the award. Several comments were made regarding the wonderful contribution to the community and the sky line improvement that the St. Francis Medical Center addition has made.

4. Public Hearing – Concerning a generalized redevelopment plan for CRA Area #7 in the City of Grand Island, Nebraska, in accordance with Section 18-2115 Reissue Revised Statutes of Nebraska, Nebraska Community Development Act, as amended. The property is generally located between Schimmer Driver and Wildwood Drive one half mile east of U.S.

Highway 281 and one half mile west of South Locust Street. (C-2-2008GI)

Chairman O'Neill opened the above mentioned public meeting. Nabity presented. Nabity explained that this plan is based on the one prepared by Hanna:Keelan Associates as part of the blight study. Changes were made to the plan by the CRA staff due to changes in zoning of the property approved by the City Council in March of 2007. Updates were also made by the CRA staff to the generalized costs for public improvements based on estimates provided by city staff. Nabity stated that this study does not specifically approve any TIF projects but does outline the types of activities that could be considered for Tax Increment Financing in this redevelopment area. These activities focus on public improvements to utility, drainage and transportation infrastructure. Any applications for TIF on these properties would be subject to specific approval by the CRA and City Council and recommendation of the Planning Commission. The Planning Commission will be examining this Redevelopment Plan for conformance to the Comprehensive Plan for the City. The current zoning for the majority of the property included within the plan is for manufacturing uses and the future land use show that this property is expected to develop with manufacturing uses. Nabity went on to explain the process for the approval of the redevelopment plan as follows:

- 1) CRA sends the plan to the Planning Commission for Review and Recommendation
- 2) Planning Commission has 30 days to hold a public hearing and review the plan for consistency with the City's comprehensive plan and make a recommendation back to the CRA
- 3) CRA approves/adopts the plan by Resolution and forwards the plan to Council for final approval
- 4) City Council holds a Public Hearing and approves the plan by resolution

Nabity stated that the staff is recommending that the Hall County Regional Planning Commission recommend approval of this redevelopment plan. Findings relative to conformance with the Grand Island Comprehensive Plan should be included in the recommendation.

A brief discussion was held regarding being consistent with the Comprehensive Plan, funding sources and the relocation of residents.

Chairman O'Neill closed the public meeting.

A motion was made by Ruge, and seconded by Hayes, to recommend the approval of the generalized redevelopment plan for CRA Area #7 in the City of Grand Island, Nebraska as presented. Findings, relative to conformance with the Grand Island Comprehensive Plan, are as follows: 1)Consistency with Comprehensive Plan 2)Consistency with Future Land Use Map 3)Meeting the qualifications as defined by State Statute.

A roll call vote was taken and the motion passed with 10 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman) voting in favor.

- 5. Public Hearing** – Concerning a change of zoning for Lots 9 – 12, Block 1, of Centura Hills East Subdivision from R9 Single Family Residential to R6 Multiple Family Residential. This land is located north of Birdie Boulevard and West of 130th Road. (C-3-2008C)

Chairman O'Neill opened the above mentioned Public Meeting. Nabity reported that this change of zoning is largely consistent with the City's Comprehensive Land Use Plan. The property is designated for single family development and recreational uses. This change would allow duplex type development and some mixed housing types at this edge of the development. He stated that water and sewer services are available to service the area. This development will provide additional residential opportunities in the Village of Cairo. The preliminary plat for this project was approved by the Hall County Regional Planning Commission and the Cairo Village Board in April of 2005. This property has been annexed into the Cairo Village limits. Nabity stated that staff would recommend that the Regional Planning Commission recommend that the Village Board of Cairo change the zoning on this site from R9 Single Family Residential to R6 Multiple Family Residential.

Chairman O'Neill closed the public meeting.

A motion was made by Hayes and seconded by Bredthauer, to recommend that the Village Board of Cairo approve the zoning change on this site from R9 Single Family Residential to R6 Multiple Family Residential, to the official Zoning Map for the Village of Cairo.

A roll call vote was taken and the motion passed with 10 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman) voting in favor.

Consent Agenda

- 6. Final Plat** – Westwood Park Eleventh Subdivision located south of Faidley Avenue and west of Sandalwood Drive in the City of Grand Island, Hall County, Nebraska. (21 lots)
- 7. Final Plat** - Livermore Subdivision located north of Rosemont Avenue and east of Riverview Drive, Grand Island, Hall County, Nebraska (2 lots)

The Consent Agenda was considered by the Commissioners. Nabity stated that

Westwood Park Eleventh would finish the Westwood Park Subdivision that was started in 1978.

A motion was made by Miller, and seconded by Haskins, to recommend approval as presented.

A roll call vote was taken and the motion passed with 10 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman) voting in favor.

8. Planning Director's Report

Nabity reported that the students from UNL are progressing with their project. He stated he anticipates that a draft of the Hazard Mitigation Plan should be ready in about six weeks. Nabity continued stating the Corps of Engineers will be out to do additional elevation measurements the last week of this month. In answer to a concern raised by Amick, Nabity stated that if a property has previously been taken out of the flood plane by letter, that determination should be reinstated. A community meeting regarding the proposed new flood maps will be held on October 24, 2007 at 3:00 p.m. in the Council Chambers. This will be both a presentation and comment meeting. Most likely the adoption of these much improved flood maps will need to take place in April or May of 2008. Nabity reported that he had submitted a proposal to do a session at the APA/NPZA conference and that his proposal had been accepted. He will be speaking at the national conference, which is being held in May, 2008 in Las Vegas.

9. Next meeting is November 7, 2007

10. Adjourn

Chairman O'Neill adjourned the meeting at 6:45 p.m.

Leslie Ruge, Secretary

by Barbara Quandt